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MATTAPAN

POPULATION & HOUSING PROFILE

U.S. CENSUS STF1, 1990

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Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

November 1, 1991

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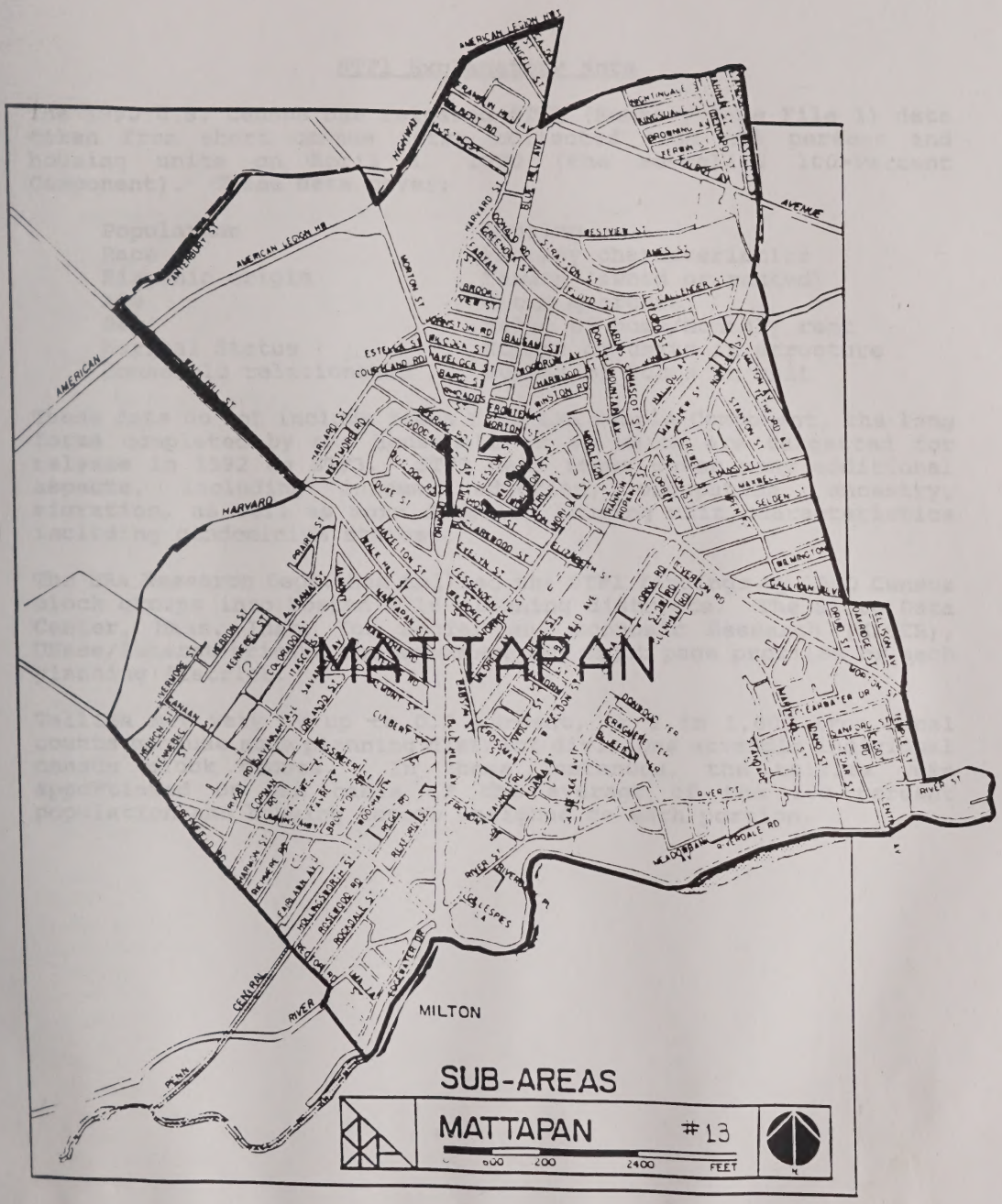
13
MATTAPAN
MILTON
SUB-AREAS
MATTAPAN #13
600 1200 2400 FEET

STF1 Explanatory Note

The 1990 U.S. Census has released STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targetted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, eduction, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Research Dept. has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. The State Data Center, Mass. Inst. for Social and Economic Research (MISER), UMass/Amherst printed the accompanying eight page profiles of each planning district.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

P 1: (13) MATTAPAN/FRANKLIN PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	35,988	Population Percent of City:	6.3
Total Land Area (in Sq. Mi.):	2.81	Land Area Percent of City:	5.7
Population Density (per SqMi):	12,807	Density Ratio to City Average	1.10

Source: 1990 US Census STF1 Counts, BRA Research Dept. data
NB: Numbers may not sum precisely to totals due to estimating and rounding. See text.

P 2: POPULATION BY RACE/HISPANIC ORIG., SHARE OF BOSTON, and CHANGE, 1980 - 1990

(13) MATTAPAN/FRANKLIN	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	35,827	100.0%	35,988	100.0%	161	0.4%	1.00
White1	5,695	15.9	3,024	8.4	(2,671)	-46.9	0.13
Black	28,940	80.8	31,331	87.1	2,391	8.3	3.40
Native Americans	134	0.4	157	0.4	23	17.2	1.33
Asian + Pac.Islndrs	95	0.3	272	0.8	177	186.3	0.14
Other Race	963	2.7	1,241	3.4	278	28.9	0.58
Hispanic Origin	1,645	4.6	2,518	7.0	873	53.1	0.65
White	235	0.7	268	0.7	33	14.0	0.19
Black	808	2.3	1,115	3.1	307	38.0	1.77
All other	602	1.7	1,135	3.2	533	88.5	0.61
All Minorities	30,367	84.8	33,232	92.3	2,865	9.4	2.25
White, Non-Hisp.	5,460	15.2	2,756	7.7	(2,704)	-49.5	0.13
Black, Non-Hisp.	28,132	78.5	30,216	84.0	2,084	7.4	3.52

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 3: ALL PERSONS: AGE Cohorts, 1980 - 1990

(13) MATTAPAN/FRANKLIN	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	35,827	100.0%	35,988	100.0%	161	0.4%	1.00
0- 4 years	2,938	8.2	3,293	9.2	355	12.1	1.44
5-14	7,097	19.8	5,861	16.3	(1,236)	-17.4	1.65
15-24	7,195	20.1	6,165	17.1	(1,030)	-14.3	0.84
25-34	6,275	17.5	6,541	18.2	266	4.2	0.79
35-44	4,521	12.6	5,542	15.4	1,021	22.6	1.13
45-54	3,142	8.8	3,961	11.0	819	26.1	1.35
55-64	2,348	6.6	2,370	6.6	22	0.9	0.93
65-74	1,389	3.9	1,437	4.0	48	3.5	0.64
75-84	677	1.9	627	1.7	(50)	-7.4	0.46
85 +	245	0.7	228	0.6	(17)	-6.9	0.44

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 5: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990

(13) MATTAPAN/FRANKLIN

Years and Age	All	White1	Black	Asian	All Others2	Hispanic Origin
1980, Total:	35,827	5,695	28,940	87	1,105	1,645
0- 4 years	2,938	229	2,590	5	114	181
5-17	9,716	864	8,477	17	358	501
18-64	20,862	3,271	16,927	58	606	927
65 +	2,311	1,331	946	7	27	36
1990, Total:	35,988	3,024	31,331	272	1,398	2,518
0- 4 years	3,293	159	2,893	40	201	338
5-17	7,799	365	6,973	84	377	675
18-64	22,641	1,819	19,907	143	772	1,416
65 +	2,292	681	1,558	5	48	89
Abs. Change, '90-'80:	161	(2,671)	2,391	185	293	873
0- 4 years	355	(70)	303	35	87	157
5-17	(1,917)	(499)	(1,504)	67	19	174
18-64	1,779	(1,452)	2,980	85	166	489
65 +	(19)	(650)	612	(2)	21	53
Pct. Change, '90-'80:	0.4%	-46.9%	8.3%	212.6%	26.5%	53.1%
0- 4 years	12.1	-30.6	11.7	700.0	76.3	86.7
5-17	-19.7	-57.8	-17.7	394.1	5.3	34.7
18-64	8.5	-44.4	17.6	146.6	27.4	52.8
65 +	-0.8	-48.8	64.7	-28.6	77.8	147.2

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes Whites of Hispanic origin
2- includes Native Americans

1: HOUSING UNITS by TENURE, 1980 and 1990

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio1
Total Housing Units:2	13,064	100.0%	12,237	100.0%	(827)	-6.3%	1.00
Occupied total:	11,546	88.4	11,238	91.8	(308)	-2.7	1.01
Owner occupied	4,053	31.0	4,099	33.5	46	1.1	1.19
Renter occupied	7,493	57.4	7,139	58.3	(354)	-4.7	0.93
Vacant total:	1,518	11.6	999	8.2	(519)	-34.2	0.91
For sale only	85	0.7	89	0.7	4	4.7	0.95
For rent	897	6.9	628	5.1	(269)	-30.0	0.96
All other vacant DUs	536	4.1	283	2.3	(253)	-47.2	0.81

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole
2- due to US Census variations, numbers may differ by +/- 4 units between tables

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Boston Ratio2
All Occupied housing units	11,546	100.0%	11,237	100.0%	(309)	-2.7%	1.01
White1	1,950	16.9	1,082	9.6	(868)	-44.5	0.14
Black	9,228	79.9	9,720	86.5	492	5.3	3.98
American Indian, Eskimo, or Aleut	46	0.4	50	0.4	4	8.7	1.54
Asian or Pacific Islander	27	0.2	63	0.6	36	133.3	0.13
Other race	295	2.6	322	2.9	27	9.2	0.70
Hispanic Origin	476	4.1	668	5.9	192	40.3	0.74
White, Hisp. origin	66	0.6	70	0.6	4	6.1	0.20
Black, Hisp. origin	228	2.0	302	2.7	74	32.5	2.02
All others, Hisp. origin	182	1.6	296	2.6	114	62.6	N/A
All minorities	9,662	83.7	10,225	91.0	563	5.8	2.71
White, Non-Hispanic	1,884	16.3	1,012	9.0	(872)	-46.3	0.14
Black, Non-Hispanic	9,000	77.9	9,418	83.8	418	4.6	4.07

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.
1- includes Whites of Hispanic origin
2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	OWNER-OCCUPIED				RENTER-OCCUPIED			
MATTAPAN/FRANKLIN	1980 Number	1990 Number	1990-1980 Change Number	Percent	1980 Number	1990 Number	1990-1980 Change Number	Percent
Occupied housing units	4,056	4,100	44	1.1%	7,490	7,137	(353)	-4.7%
White1	927	569	(358)	-38.6	1,023	513	(510)	-49.9
Black	3,040	3,444	404	13.3	6,188	6,276	88	1.4
American Indian, Eskimo, or Aleut	18	17	(1)	-5.6	28	33	5	17.9
Asian or Pacific Islander	12	23	11	91.7	15	40	25	166.7
Other race	59	47	(12)	-20.3	236	275	39	16.5
Hispanic Origin	123	131	8	6.5	353	537	184	52.1
White, Hisp. origin	13	25	12	92.3	53	45	(8)	-15.1
Black, Hisp. origin	82	69	(13)	-15.9	146	233	87	59.6
All others, Hisp. origin	28	37	9	32.1	154	259	105	68.2
All minorities	3,142	3,556	414	13.2	6,520	6,669	149	2.3
White, Non-Hispanic	914	544	(370)	-40.5	970	468	(502)	-51.8
Black, Non-Hispanic	2,958	3,375	417	14.1	6,042	6,043	1	0.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes Whites of Hispanic origin

H 4: TENURE BY AGE OF HOUSEHOLDER, 1990

	Occupied Housing Units			Column Distribution			Row Distribution		
MATTAPAN/FRANKLIN	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Occupied housing units:	11,239	4,101	7,138	100.0%	100.0%	100.0%	100.0%	36.5%	63.5
Age of Householder:									
15 to 24 years	597	78	519	5.3	1.9	7.3	100.0	13.1	86.9
25 to 34 years	2,625	454	2,171	23.4	11.1	30.4	100.0	17.3	82.7
35 to 44 years	2,980	1,038	1,942	26.5	25.3	27.2	100.0	34.8	65.2
45 to 54 years	2,405	1,114	1,291	21.4	27.2	18.1	100.0	46.3	53.7
55 to 64 years	1,377	769	608	12.3	18.8	8.5	100.0	55.8	44.2
65 to 74 years	853	437	416	7.6	10.7	5.8	100.0	51.2	48.8
75 years and over	402	211	191	3.6	5.1	2.7	100.0	52.5	47.5

Source: 1990 US Census STF1 Counts, Tables H12.

REPORT #91-13
Area Name: Mattapan/Franklin
State:MA

Profile 1 - General Characteristics of the Population
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1. Persons/Area/Density

Total Persons	35,988
Total Area (sq.miles)	
Land Area	
Water Area	
Population Density: Persons per square mile of Land area	

P5. Sex

(Universe: Persons)	Number	PCT
Total	35,988	100.0%
Female	19,082	53.0%
Male	16,907	47.0%

P7. Race

(Universe: Persons)	Number	PCT
Total	35,988	100.0%
White	3,014	8.4%
Black	31,324	87.0%
American Indian, Eskimo, or Aleut	156	0.4%
American Indian	154	0.4%
Eskimo	0	0.0%
Aleut	2	0.0%
Asian or Pacific Isl.	266	0.7%
Asian	267	0.7%
Chinese	31	0.1%
Filipino	20	0.1%
Japanese	6	0.0%
Asian Indian	36	0.1%
Korean	3	0.0%
Vietnamese	126	0.0%
Cambodian	17	0.0%
Hmong	0	0.0%
Laotian	0	0.0%
Thai	0	0.0%
Other Asian	28	0.1%
Pacific Islander	0	0.0%
Polynesian	0	0.0%
Hawaiian	0	0.0%
Samoan	0	0.0%
Tongan	0	0.0%
Other Polynesian	0	0.0%
Micronesian	0	0.0%
Guamanian	0	0.0%
Other Micronesian	0	0.0%
Melanesian	0	0.0%
Pacific Isl., Other	0	0.0%
Other Race	1,228	3.4%

P6/8/10. Race and Hispanic Origin (Universe: Persons)

	Total Persons Number	Total Persons PCT	Not of Hispanic Origin Number	Not of Hispanic Origin PCT	Hispanic Origin Number	Hispanic Origin PCT
Total	35,988	100.0%	33,474	100.0%	2,515	100.0%
White	3,014	8.4%	2,756	8.2%	258	10.3%
Black	31,324	87.0%	30,216	90.3%	1,108	44.1%
American Indian, Eskimo or Aleut	156	0.4%	119	0.4%	37	1.5%
Asian or Pacific Islander	266	0.7%	234	0.7%	33	1.3%
Other Race	1,228	3.4%	151	0.5%	1,077	42.8%

P9. Hispanic Origin (Universe: Persons)

	Number	PCT
Total	35,988	100.0%
Not of Hispanic Origin	33,474	93.0%
Hispanic Origin	2,515	7.0%
Mexican	52	0.1%
Puerto Rican	1,221	3.4%
Cuban	67	0.2%
Other Hispanic	1,176	3.3%

P28. Group Quarters (Universe: Persons In GQ)

	Number	PCT
Total in Group Quarters	761	100.0%
Persons in Institutions:	611	80.3%
Correctional Insts.	101	13.3%
Nursing Homes	203	26.7%
Mental (Psychiatric) Hospitals	58	7.6%
Juvenile Institutions	143	18.8%
Other Institutions	106	13.9%
Other Persons In Group Qtrs	150	19.7%
College Dormitories	0	0.0%
Military Dormitories	0	0.0%
Emergency Shelters For Homeless	0	0.0%
Visible in Street Locales	17	2.2%
Other Non-Institutional Group Quarters	133	17.5%

M3->7. Median Age by Race/Hisp Orig and Sex (Universe: Persons)

	Total	Female	Male
Total	26.70	28.20	25.00
White			
Black			
Amer Ind, Esk, Aleut			
Asian or Pac.Islander			
Other Hispanic Origin			

P11/12. Persons by Sex by Age (Universe: Persons)

Age	Total	Female	Male
Total	35,988	19,082	16,907
Under 1	542	261	281
1 - 2	1,405	709	696
3 - 4	1,345	667	679
5	626	311	317
6	567	271	297
7 to 9	1,851	898	952
10 - 11	1,181	571	611
12 - 13	1,083	527	555
14	548	288	263
15	595	295	303
16	658	318	340
17	680	325	357
18	607	309	299
19	597	301	296
20	595	311	284
21	560	303	258
22 - 24	1,866	982	884
25 - 29	3,318	1,747	1,573
30 - 34	3,220	1,737	1,484
35 - 39	2,911	1,571	1,343
40 - 44	2,625	1,472	1,156
45 - 49	2,227	1,202	1,025
50 - 54	1,734	930	804
55 - 59	1,251	729	523
60 - 61	479	275	204
62 - 64	638	383	256
65 - 69	879	499	380
70 - 74	558	332	226
75 - 79	376	234	143
80 - 84	249	170	80
85 & over	227	176	52

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

REPORT #91-14
Area Name: Mattapan/Franklin
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 35,988 All Females: 19,082 All Males: 16,907

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	3,014	1,593	31,324	16,654	156	70	268	131	1,228	636
Under 1	34	23	467	222	6	3	7	1	28	12
1 - 2	71	32	1,226	620	4	1	18	11	86	45
3 - 4	54	18	1,200	599	7	2	15	12	70	36
5	37	18	544	271	4	2	9	5	34	15
6	31	15	492	241	1	0	11	4	33	11
7 to 9	84	35	1,644	791	10	6	24	15	88	51
10 - 11	55	23	1,066	518	9	3	8	4	44	23
12 - 13	42	21	978	488	4	0	10	4	48	14
14	22	9	504	268	4	1	7	3	14	7
15	27	11	538	263	0	0	4	3	29	18
16	42	11	585	294	2	1	6	4	23	8
17	25	7	622	302	2	1	5	3	28	12
18	26	12	553	289	2	1	9	3	18	4
19	34	18	532	267	2	2	3	2	26	12
20	36	21	523	271	6	3	4	1	26	15
21	40	25	495	265	2	1	0	0	24	12
22 - 24	139	70	1,627	861	11	4	7	6	82	41
25 - 29	273	130	2,882	1,526	10	6	19	5	136	80
30 - 34	258	133	2,807	1,519	19	8	26	13	111	64
35 - 39	207	94	2,590	1,421	12	6	28	15	77	35
40 - 44	180	100	2,357	1,326	7	3	20	7	64	36
45 - 49	168	78	1,992	1,085	11	6	11	4	45	29
50 - 54	159	80	1,536	828	5	3	5	2	29	17
55 - 59	133	70	1,086	640	2	1	4	2	27	16
60 - 61	68	43	402	231	1	0	3	0	5	1
62 - 64	98	62	525	311	3	2	4	3	9	5
65 - 69	170	96	687	393	7	2	2	1	13	7
70 - 74	135	84	399	232	3	2	3	1	18	13
75 - 79	131	74	241	158	0	0	0	0	5	2
80 - 84	112	78	137	91	0	0	0	0	1	1
85 & over	133	109	94	67	1	0	0	0	0	0
Under 65										
0-4	159	73	2,893	1,441	17	6	40	24	184	93
5-17	365	150	6,973	3,436	36	14	84	45	341	159
5-11	207	91	3,746	1,821	24	11	52	28	199	100
12-14	64	30	1,482	756	8	1	17	7	62	21
15-17	94	29	1,745	859	4	2	15	10	80	38
18-64	1,819	936	19,907	10,840	93	46	143	63	679	367
18-44	1,193	603	14,366	7,745	71	34	116	52	564	299
45-64	626	333	5,541	3,095	22	12	27	11	115	68
Other Age Groups										
16+	2,567	1,395	22,672	12,377	108	52	159	72	767	410
18+	2,500	1,377	21,465	11,781	104	50	148	65	716	390
62+	779	503	2,083	1,252	14	6	9	5	46	28
65+	681	441	1,558	941	11	4	5	2	37	23

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	2,515	1,310
Under 1	59	30
1 - 2	142	67
3 - 4	137	61
5	64	32
6	54	18
7 to 9	173	92
10 - 11	94	44
12 - 13	94	36
14	35	22
15	59	23
16	53	24
17	49	21
18	44	18
19	53	31
20	50	26
21	46	20
22 - 24	159	79
25 - 29	257	150
30 - 34	234	136
35 - 39	162	85
40 - 44	125	74
45 - 49	100	51
50 - 54	83	47
55 - 59	55	34
60 - 61	24	15
62 - 64	24	18
65 - 69	32	18
70 - 74	32	23
75 - 79	13	9
80 - 84	8	6
85 & over	4	3
Under 65		
0-4	338	158
5-17	675	312
5-11	385	186
12-14	129	58
15-17	161	68
18-64	1,416	784
18-44	1,130	619
45-64	286	165
Other Age Groups		
16+	1,607	888
18+	1,505	843
62+	113	77
65+	89	59

State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003 (413) 545-3460

Report #91-15
Area Name: Mattapan/Franklin
State:MA

Profile 3 - Household and Family Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P1/2/3/15/17/17A. Persons, Households And Families

Total Persons	35,988
Persons in Households	35,227
Total Households	11,240
Persons Per Household	3.13
Persons In Families	30,521
Total Families	8,648
Persons Per Family	

P14. Sex by Marital Status (Universe: Persons 15 Years and Over)

	Total	PCT	Female	PCT	Male	PCT
Total Persons	26,846	100.0%	14,587	100.0%	12,259	100.0%
Never Married	12,371	46.1%	6,307	43.2%	6,064	49.5%
Now Married, Except Separated	9,286	34.6%	4,641	31.8%	4,645	37.9%
Separated	1,651	6.1%	1,083	7.4%	568	4.6%
Widowed	1,455	5.4%	1,185	8.1%	270	2.2%
Divorced	2,083	7.8%	1,371	9.4%	712	5.8%

P15. Household Type and Relationship (Universe: Persons)

	Persons	PCT
Total	35,988	100.0%
In Households	35,227	97.9%
In Family Households	31,930	88.7%
Householder	8,648	24.0%
Spouse	3,977	11.1%
Child	13,924	38.7%
Natural-Born/Adopted	13,565	37.7%
Step	359	1.0%
Grandchild	1,277	3.5%
Other Relatives	2,698	7.5%
Non-Relatives	1,409	3.9%
In NonFamily Households	3,297	9.2%
Householder Liv. Alone	2,079	5.8%
Householder Not Alone	512	1.4%
Non-Relatives	706	2.0%
In Group Quarters	761	2.1%
Institutionalized	611	1.7%
Others in Group Quarters	150	0.4%

P21. Household Type and Relationship (Universe:Persons Under 18)

	Persons	PCT
Total	11,081	100.0%
In Households	10,935	98.7%
Householder or Spouse	27	0.2%
Own Child	9,147	82.5%
In Married Couple Family	4,146	37.4%
In Other Family	5,001	45.1%
Male Householder, No Wife Present	482	4.3%
Female Householder, No Husband Present	4,519	40.8%
Other Relatives	1,528	13.8%
Non-Relatives	228	2.1%
In Group Quarters	146	1.3%
Institutionalized	137	1.2%
Other persons in Group Quarters	9	0.1%

P23. Household Type and Relationship (Universe: Persons 65+)

	Persons	PCT
Total	2,289	100.0%
In Households	2,018	88.2%
In Family Households	1,495	65.3%
Householder	771	33.7%
Spouse	348	15.2%
Other Relative	334	14.6%
Non-Relative	42	1.8%
In NonFamily Households	524	22.9%
Male Householder	151	6.6%
Living Alone	130	5.7%
Not Living Alone	21	0.9%
Female Householder	334	14.6%
Living Alone	309	13.5%
Not Living Alone	25	1.1%
Non-Relatives	39	1.7%
In Group Quarters	271	11.8%
Institutionalized	253	11.1%
Others in Group Quarters	18	0.8%

P22. Relationship and Age (Univ.:Persons Under 18)

	--All--	Persons In Households				Persons In Group Quarters		
	Total	Total	Own Child	Other Relative	NonRelatives	Total	Institutional	Other
Under 18	11,081*	10,932*	9,150	1,526	229	146	137	9
Under 3 years	1,947	1,941	1,510	396	35	4	2	2
3 to 4 years	1,345	1,343	1,072	243	28	0	0	0
5 years	626	625	523	90	12	1	0	1
6 to 11 years	3,599	3,592	3,058	451	83	5	0	5
12 to 13 years	1,083	1,084	975	89	20	0	0	0
14 years	548	538	471	58	9	11	11	0
15 to 17 years	1,933*	1,809*	1,541	199	42	125	124	1
% Under 3 years	17.6%	17.8%	16.5%	26.0%	15.3%	2.7%	1.5%	22.2%
% 3 and 4 years	12.1%	12.3%	11.7%	15.9%	12.2%	0.0%	0.0%	0.0%
% 5 years	5.6%	5.7%	5.7%	5.9%	5.2%	0.7%	0.0%	11.1%
% 6 to 11 years	32.5%	32.9%	33.4%	29.6%	36.2%	3.4%	0.0%	55.6%
% 12 to 13 years	9.8%	9.9%	10.7%	5.8%	8.7%	0.0%	0.0%	0.0%
% 14 years	4.9%	4.9%	5.1%	3.8%	3.9%	7.5%	8.0%	0.0%
% 15 to 17 years	17.4%*	16.5%*	16.8%	13.0%	18.3%	85.6%	90.5%	11.1%

*Includes 27 Householders and Spouses under 18 not shown separately.

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Report #91-16
Area Name: Mattapan/Franklin
State:MA

Profile 4 - Household Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P16.Household Size and Type (Universe: Households)	Households
1 Person	2,080
Male Householder	941
Female Householder	1,139
2 or More Persons	9,160
Family Households	8,647
Married Couple Family	3,976
With related children	2,317
No related children	1,659
Other Family	4,671
Male Householder,No Wife Pres.	797
With related children	370
No related children	427
Female Householder, No Husband present	3,874
With related children	2,816
No related children	1,058
Non-Family Households	513
Male Householder	278
Female Householder	235

P24/25. Households By Household Size/Type by Age of Members (Universe:Households)

	--All Households-- Total	PCT	1 Person Household	2 or More Persons Family	NonFamily
Households With:					
1 or more Persons 60 Years & over	2,398	21.3%	611	1,700	87
No Persons 60 Years and over	8,843	78.7%	1,469	6,948	426
1 or more Persons 65 Years & over	1,629	14.5%	438	1,133	58
No Persons 65 Years and over	9,611	85.5%	1,641	7,514	456

P27. Household Type and Household Size (Universe: Households)

	---- All Households ---- Total	Pct	Cum.Pct	---- Family ---- Total	Pct	--- NonFamily --- Total	Pct
1 Person	2,079	18.5%	18.5%	N/A	N/A	2,079	80.2%
2 Persons	2,699	24.0%	42.5%	2,312	26.7%	387	14.9%
3 Persons	2,309	20.5%	63.1%	2,229	25.8%	80	3.1%
4 Persons	1,935	17.2%	80.3%	1,904	22.0%	31	1.2%
5 Persons	1,099	9.8%	90.0%	1,091	12.6%	8	0.3%
6 Persons	579	5.2%	95.2%	576	6.7%	3	0.1%
7 or more Persons	538	4.8%	100.0%	535	6.2%	3	0.1%
Total Households	11,240	100.0%	----	8,647	100.0%	2,591	100.0%

P19/20. Race/Hispanic Origin of Householder by Household Type

(Universe:Households)	Total	Pct	White	Pct	Black	Pct	Amer.Ind/Esk. Aleut	Pct	Asian or Pac.Isl.	Pct	Other Race	Pct	Hispanic Origin	Pct
Family Households	8,647	100.0%	685	100.0%	7,592	100.0%	40	100.0%	60	100.0%	275	100.0%	560	100.0%
Married Couple Fam	3,976	46.0%	390	56.9%	3,442	45.3%	19	47.5%	33	55.0%	92	33.5%	199	35.5%
With Rela. Child	2,317	26.8%	148	21.6%	2,059	27.1%	15	37.5%	24	40.0%	71	25.8%	148	26.4%
No Related Child	1,659	19.2%	242	35.3%	1,383	18.2%	4	10.0%	9	15.0%	21	7.6%	51	9.1%
Other Family	4,671	54.0%	295	43.1%	4,150	54.7%	21	52.5%	27	45.0%	183	66.5%	361	64.5%
Male Householder														
No Wife present	797	9.2%	60	8.8%	712	9.4%	7	17.5%	6	10.0%	15	5.5%	41	7.3%
With Rela. Child	370	4.3%	11	1.6%	348	4.6%	5	12.5%	1	1.7%	6	2.2%	25	4.5%
No related Child	427	4.9%	49	7.2%	364	4.8%	2	5.0%	5	8.3%	9	3.3%	16	2.9%
Female Householder														
No Husb present	3,874	44.8%	235	34.3%	3,438	45.3%	14	35.0%	21	35.0%	168	61.1%	320	57.1%
With Rela. Child	2,816	32.6%	129	18.8%	2,515	33.1%	11	27.5%	17	28.3%	145	52.7%	263	47.0%
No Related Child	1,058	12.2%	106	15.5%	923	12.2%	3	7.5%	4	6.7%	23	8.4%	57	10.2%
NonFamily Households	2,593	100.0%	397	100.0%	2,131	100.0%	11	100.0%	4	100.0%	47	100.0%	111	100.0%
H.H. Living Alone	2,080	80.2%	344	86.6%	1,684	79.0%	9	81.8%	3	75.0%	38	80.9%	91	82.0%
H.H. Not Liv. Alone	513	19.8%	53	13.4%	447	21.0%	2	18.2%	1	25.0%	9	19.1%	20	18.0%

P18. Age of Household Members By Household Type

(Universe: Households)	Total	Pct	With Persons Under 18	Pct	Without Persons Under 18	Pct
Family Households	8,647	100.0%	5,547	100.0%	3,100	100.0%
Married-Couple Family	3,976	46.0%	2,334	42.1%	1,642	53.0%
Other Family	4,671	54.0%	3,213	57.9%	1,458	47.0%
Male Householder, No Wife Present	797	9.2%	386	7.0%	411	13.3%
Female Householder, No Husband Present	3,874	44.8%	2,827	51.0%	1,047	33.8%
NonFamily Households	2,593	100.0%	36	100.0%	2,556	100.0%
Male Householder	1,219	47.0%	15	41.7%	1,203	47.1%
Female Householder	1,374	53.0%	21	58.3%	1,353	52.9%

P26. Household Type (Universe: Households)	
All Households	11,239
Households with 1 or More Non-Relatives	1,608
Households with No Non-Relatives	9,631

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Report #91-17
Area Name: Mattapan/Franklin
State:MA

Profile 5 - Housing Unit Characteristics and Tenure
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H4. Urban and Rural
(Universe: Housing Units)

	Units
All Housing Units	12,238
Urban	0
Inside Urbanized Areas	0
Outside Urbanized Areas	0
Rural	0
Not Defined for This File	12,238

H1/2/3/5. Housing Units by Tenure and Vacancy
(Universe: Housing Units)

	Housing Units	Pct
All Housing Units	12,238	100.0%
Occupied	11,240	91.8%
Owner Occupied	4,099	33.5%
Renter Occupied	7,139	58.3%
Vacant	999	8.2%
For Rent	628	5.1%
For Sale Only	89	0.7%
Rented or Sold, Not Occupied	165	1.3%
For Seasonal, Recreational Or Occasional Use	1	0.0%
For Migrant Workers	3	0.0%
Other Vacant	114	0.9%

H14/15/16. Average Rooms by Tenure and Vacancy
(Universe: Housing Units)

	Aggregate Rooms	Average Rooms Per Unit
All Housing Units	60,814	4.97
Occupied	56,141	4.99
Owner Occupied	25,273	6.17
Renter Occupied	30,868	4.32
Vacant	4,673	4.68
For Rent	2,758	4.39
For Sale Only	425	4.78
Rented or Sold/Not Occupied	836	5.07
For Seasonal, Recreational Or Occasional Use	2	2.00
For Migrant Workers	18	6.00
Other Vacant	636	5.58

H8/9. Tenure by Race of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
All Races	11,239	100.0%	4,100	100.0%	7,137	100.0%
White	1,081	9.6%	569	13.9%	513	7.2%
Black	9,723	86.5%	3,444	84.0%	6,276	87.9%
American Indian Eskimo or Aleut	51	0.5%	17	0.4%	33	0.5%
Asian or Pacific Islander	63	0.6%	23	0.6%	40	0.6%
Other Race	321	2.9%	47	1.1%	275	3.9%

H10/11. Hispanic Origin of Householder by Race of Householder and Tenure
(Universe: Occupied Housing Units)

	Not of Hispanic Origin Occupied Units	Not of Hispanic Origin Occupied Pct	Hispanic Origin Occupied Units	Hispanic Origin Occupied Pct	Hispanic Origin Owner Occupied Units	Hispanic Origin Owner Occupied Pct	Hispanic Origin Renter Occupied Units	Hispanic Origin Renter Occupied Pct
All Races	10,571	100.0%	669	100.0%	131	100.0%	537	100.0%
White	1,010	9.6%	70	10.5%	25	19.1%	45	8.4%
Black	9,420	89.1%	302	45.1%	69	52.7%	233	43.4%
Amer.Indian/ Esk./Aleut	44	0.4%	7	1.0%	0	0.0%	7	1.3%
Asian/Pacific Islander	57	0.5%	8	1.2%	4	3.1%	4	0.7%
Other Race	40	0.4%	282	42.2%	33	25.2%	248	46.2%

H12. Tenure by Age of Householder
(Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	11,240	100.0%	4,101	100.0%	7,138	100.0%
15 to 24 Years	597	5.3%	78	1.9%	519	7.3%
25 to 34 Years	2,625	23.4%	454	11.1%	2,171	30.4%
35 to 44 Years	2,980	26.5%	1,038	25.3%	1,942	27.2%
45 to 54 Years	2,405	21.4%	1,114	27.2%	1,291	18.1%
55 to 64 Years	1,377	12.3%	769	18.8%	608	8.5%
65 to 74 Years	853	7.6%	437	10.7%	416	5.8%
75 Years & over	402	3.6%	211	5.1%	191	2.7%

Profile 6 - Housing Unit Characteristics - Persons, Rooms and Tenure
1990 Census of Population and Housing, Summary Tape File 1

Report #91-18
Area Name: Mattapan/Franklin
State:MA
Area Type: Planning District

H17/18. Tenure by Persons In Unit (Universe: Occupied Housing Units)

	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
Total	11,240	100.0%	4,099	100.0%	7,139	100.0%
1 Person	2,079	18.5%	589	14.4%	1,490	20.9%
2 Persons	2,699	24.0%	906	22.1%	1,793	25.1%
3 Persons	2,311	20.6%	817	19.9%	1,495	20.9%
4 Persons	1,935	17.2%	768	18.7%	1,167	16.3%
5 Persons	1,099	9.8%	449	11.0%	650	9.1%
6 Persons	579	5.2%	276	6.7%	301	4.2%
7 or more Persons	538	4.8%	295	7.2%	243	3.4%

H17A/18A/19/20. Persons in Occupied Housing Units

	Occupied	Owner Occupied	Renter Occupied
Persons	35,229	14,081	21,146
Persons per Unit	122.32	131.04	116.10
Percentage of Persons	100.0%	40.0%	60.0%

H21/22. Tenure by Persons Per Room (Universe: Occupied Housing Units)

Persons Per Room	Occupied Units	Occupied Pct	Owner Occupied Units	Owner Occupied Pct	Renter Occupied Units	Renter Occupied Pct
0.50 or Less	5,101	45.4%	2,141	52.2%	2,961	41.5%
0.51 to 1.00	4,737	42.1%	1,623	39.6%	3,115	43.6%
1.01 to 1.50	931	8.3%	233	5.7%	698	9.8%
1.51 to 2.00	344	3.1%	90	2.2%	255	3.6%
2.01 or More	125	1.1%	16	0.4%	109	1.5%
Total	11,240	100.0%	4,099	100.0%	7,139	100.0%

H13. Rooms (Universe: Housing Units)

	Housing Units	Pct
1 Room	199	1.6%
2 Rooms	855	7.0%
3 Rooms	1,487	12.2%
4 Rooms	2,167	17.7%
5 Rooms	3,282	26.8%
6 Rooms	2,343	19.1%
7 Rooms	942	7.7%
8 Rooms	453	3.7%
9 or more Rooms	509	4.2%
Total	12,238	100.0%

H6/7. Boarded-Up Status and Usual Home Elsewhere (Universe: Vacant Housing Units)

	Vacant Units	Pct
Boarded-Up	67	6.7%
Not Boarded-Up	933	93.4%
Vacant, Usual Home Elsewhere	4	0.4%
All Other Vacant	995	99.6%

H40. Vacancy Status by Duration of Vacancy (Universe: Vacant Housing Units)

	Vacant	Pct	Vacant For Rent	Pct	Vacant For Sale Only	Pct	All Other Vacants	Pct
Total	999	100.0%	628	100.0%	89	100.0%	284	100.0%
Less Than 2 Months	221	22.1%	156	24.8%	8	9.0%	57	20.1%
2 to 6 Months	420	42.0%	265	42.2%	64	71.9%	91	32.0%
6 or More Months	360	36.0%	207	33.0%	17	19.1%	136	47.9%

H39. Age of Householder by Meals Included in Rent (Universe: Specified Renter Occupied Housing Units)

	All Ages	Pct	Under 65 Years	Pct	65 Years & Over	Pct
Total	7,117	100.0%	6,511	100.0%	606	100.0%
With Cash Rent	7,037	98.9%	6,446	99.0%	591	97.5%
Meals Included in Rent	26	0.4%	26	0.4%	0	0.0%
No Meals Included in Rent	7,011	98.5%	6,420	98.6%	591	97.5%
No Cash Rent	80	1.1%	65	1.0%	15	2.5%

Report #91-19
Area Name: Mattapan/Franklin
State:MA

Profile 7 - Financial Characteristics of Housing Units
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H23. Value (Universe: Specified Owner Occupied Housing Units)

	Units	Pct
Specified Owner Occupied	1,811	100.0%
Less than $15,000	3	0.2%
$ 15,000 to $ 19,999	3	0.2%
$ 20,000 to $ 24,999	3	0.2%
$ 25,000 to $ 29,999	1	0.1%
$ 30,000 to $ 34,999	4	0.2%
$ 35,000 to $ 39,999	0	0.0%
$ 40,000 to $ 44,999	9	0.5%
$ 45,000 to $ 49,999	5	0.3%
$ 50,000 to $ 59,999	8	0.4%
$ 60,000 to $ 74,999	48	2.7%
$ 75,000 to $ 99,999	153	8.4%
$100,000 to $124,999	306	16.9%
$125,000 to $149,999	488	26.9%
$150,000 to $174,999	436	24.1%
$175,000 to $199,999	208	11.5%
$200,000 to $249,999	76	4.2%
$250,000 to $299,999	44	2.4%
$300,000 to $399,999	12	0.7%
$400,000 to $499,999	5	0.3%
$500,000 or more	0	0.0%

H32. Contract Rent (Universe: Specified Renter Occupied Housing Units)

	Units	Pct
Specified Renter Occupied	7,115	100.0%
With Cash rent	7,036	98.9%
Less than $100	341	4.8%
$ 100 to $ 149	509	7.2%
$ 150 to $ 199	303	4.3%
$ 200 to $ 249	219	3.1%
$ 250 to $ 299	214	3.0%
$ 300 to $ 349	325	4.6%
$ 350 to $ 399	284	4.0%
$ 400 to $ 449	490	6.9%
$ 450 to $ 499	352	4.9%
$ 500 to $ 549	712	10.0%
$ 550 to $ 599	559	7.9%
$ 600 to $ 649	741	10.4%
$ 650 to $ 699	574	8.1%
$ 700 to $ 749	604	8.5%
$ 750 to $ 999	759	10.7%
$1,000 or more	53	0.7%
No Cash Rent	79	1.1%

H24/25/26/27/28. Units and Value by Race and Hispanic Origin of Householder (Universe: Specified Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	1,811	$ 264,924,584	$ 146,286
White	313	$ 44,311,294	$ 141,570
Black	1,464	$ 215,506,386	$ 147,204
American Indian, Eskimo or Aleut	7	$ 987,500	$ 141,071
Asian or Pacific Islander	9	$ 1,452,727	$ 161,414
Other Race	17	$ 2,666,677	$ 156,863
Not of Hispanic Origin	1,768	$ 258,292,842	$ 146,093
Hispanic Origin	43	$ 6,631,742	$ 154,227

H23A/23B/23C. Value (Universe: Specified Owner-Occupied Housing Units)

	Value
Lower Value Quartile	$ 105,783
Median Value	$ 128,815
Upper Value Quartile	$ 150,297

H33/34/35/36/37. Units and Contract Rent by Race and Hispanic Origin of Householder (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Units	Aggregate Contract Rent	Average Contract Rent
Total	7,036	$ 3,533,693	$ 502
White	486	$ 200,189	$ 412
Black	6,209	$ 3,201,271	$ 516
American Indian, Eskimo or Aleut	33	$ 15,281	$ 463
Asian or Pacific Islander	36	$ 17,480	$ 486
Other Race	271	$ 99,472	$ 367
Not of Hispanic Origin	6,507	$ 3,331,070	$ 512
Hispanic Origin	529	$ 202,623	$ 383

H32A/32B/32C. Contract Rent (Universe: Specified Renter-Occupied Housing Units Paying Cash Rent)

	Contract Rent
Lower Contract Rent Quartile	$ 367
Median Contract Rent	$ 490
Upper Contract Rent Quartile	$ 616

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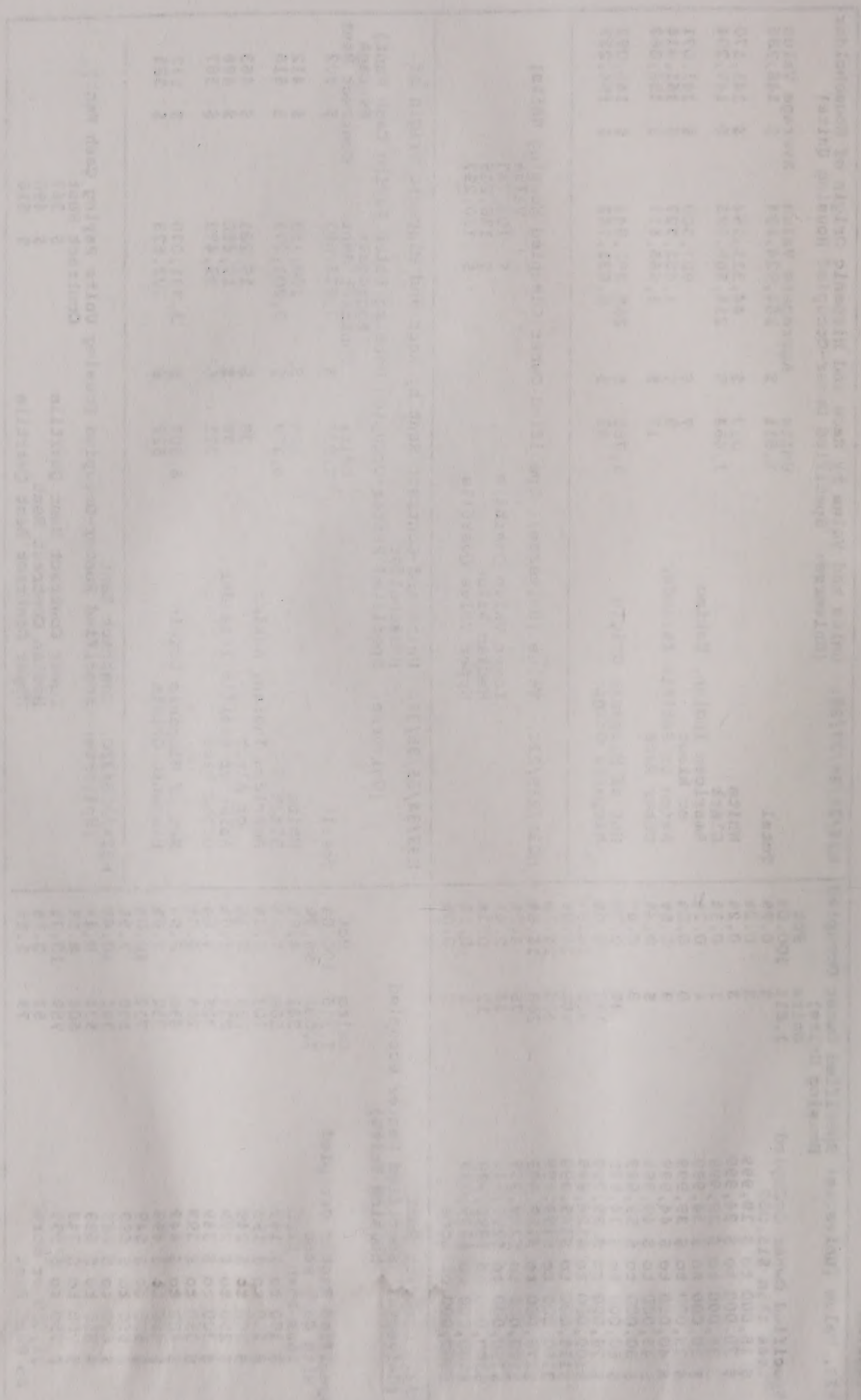

Report #91-20
Area Name: Mattapan/Franklin
State:MA

Profile 8 - Housing Unit Structural Characteristics
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

H29/43. Units and Value by Units in Structure (Universe: Owner-Occupied Housing Units)

	Units	Aggregate Value	Average Value
Total	4,099	$ 653,761,119	$ 159,493
Single Unit	1,966	$ 287,275,846	$ 146,122
1, Detached	1,783	$ 261,281,864	$ 146,541
1, Attached	183	$ 25,993,982	$ 142,044
Multi Unit	2,087	$ 359,647,619	$ 172,328
2	1,254	$ 209,648,739	$ 167,184
3 or more	833	$ 149,998,880	$ 180,071
Mobile Home or Trailer	2	$ 225,000	$ 112,500
Other	44	$ 6,612,654	$ 150,288

H30. Vacancy Status (Universe: Vacant Housing Units)

Specified Vacant For Sale Only	16
Specified Vacant For Rent	626
All Other Vacants	360

H31. Price Asked (Universe: Specified Vacant-for-Sale Housing Units)

Aggregate Price Asked	$ 2,338,131
Average Price Asked	$ 146,133

H38. Rent Asked (Universe: Specified Vacant-for-Rent Housing Units)

Aggregate Rent Asked	$ 326,498
Average Rent Asked	$ 522

H41/42/43. Units in Structure (Universe: Housing Units)

	Total		Vacant		Occupied		Owner Occupied		Renter Occupied	
	Units	Pct	Units	Pct	Units	Pct	Units	Pct	Units	Pct
Total	12,238	100.0%	999	100.0%	11,240	100.0%	4,099	100.0%	7,139	100.0%
Single Unit	2,700	22.1%	98	9.8%	2,603	23.2%	1,966	48.0%	637	8.9%
1, Detached	2,074	16.9%	65	6.5%	2,010	17.9%	1,783	43.5%	227	3.2%
1, Attached	626	5.1%	33	3.3%	593	5.3%	183	4.5%	410	5.7%
Multi Unit	9,418	77.0%	898	89.9%	8,519	75.8%	2,087	50.9%	6,432	90.1%
2	2,831	23.1%	163	16.3%	2,668	23.7%	1,254	30.6%	1,414	19.8%
3 or 4	3,567	29.1%	361	36.1%	3,206	28.5%	738	18.0%	2,468	34.6%
5 to 9	953	7.8%	141	14.1%	812	7.2%	25	0.6%	787	11.0%
10 to 19	1,055	8.6%	128	12.8%	926	8.2%	17	0.4%	909	12.7%
20 to 49	766	6.3%	59	5.9%	707	6.3%	32	0.8%	675	9.5%
50 or more	246	2.0%	46	4.6%	200	1.8%	21	0.5%	179	2.5%
Mobile Home or Trailer	2	0.0%	0	0.0%	2	0.0%	2	0.0%	0	0.0%
Other	120	1.0%	6	0.6%	114	1.0%	44	1.1%	70	1.0%

H43/44. Aggregate and Average Number of Persons by Tenure by Units in Structure (Universe: Persons in Occupied Housing Units)

	Occupied Housing Units		Owner Occupied Housing Units		Renter Occupied Housing Units	
	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons	Aggregate Persons	Average Persons
Total	35,229	3.13	14,081	3.44	21,146	2.96
Single Unit	9,294	3.57	7,087	3.60	2,207	3.46
1, Detached	7,182	3.57	6,389	3.58	793	3.49
1, Attached	2,112	3.56	698	3.81	1,414	3.45
Multi Unit	25,533	3.00	6,805	3.26	18,728	2.91
2	8,316	3.12	4,173	3.33	4,143	2.93
3 or 4	10,443	3.26	2,410	3.27	8,033	3.25
5 to 9	2,442	3.01	85	3.40	2,357	2.99
10 to 19	2,409	2.60	36	2.12	2,373	2.61
20 to 49	1,512	2.14	62	1.94	1,450	2.15
50 or more	411	2.06	39	1.86	372	2.08
Mobile Home or Trailer	11	5.50	11	5.50	0	*.***
Other	391	3.43	179	4.07	212	3.03